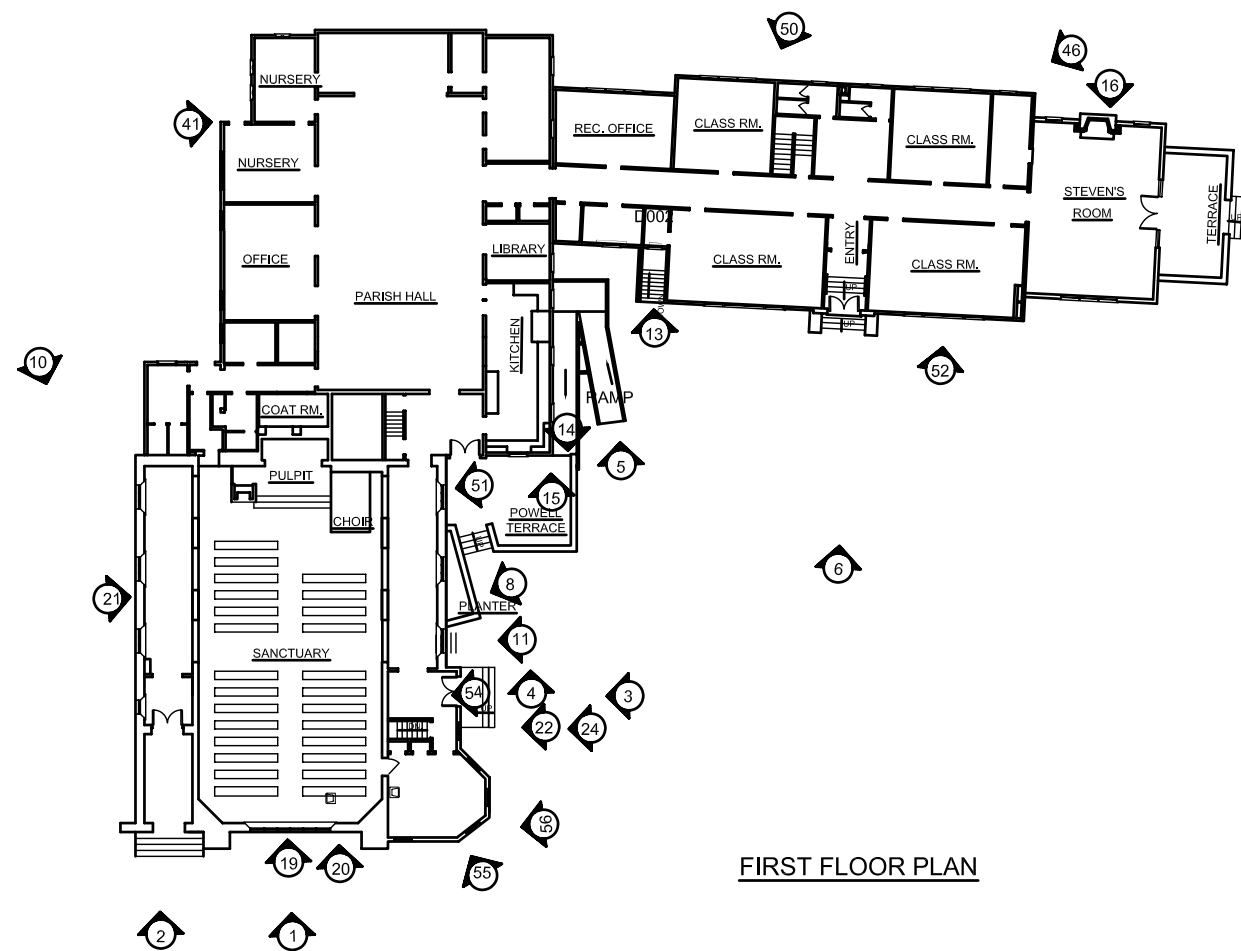
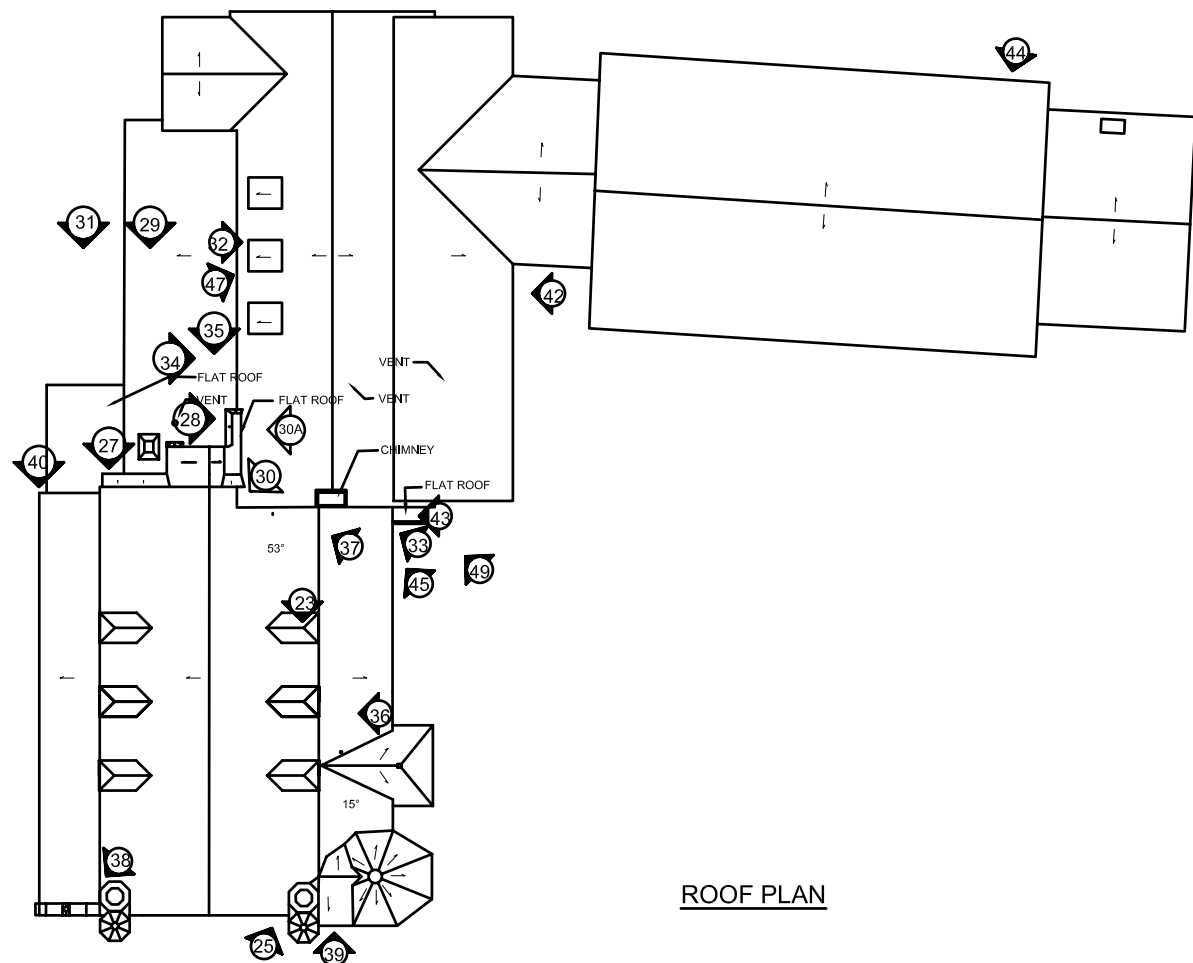
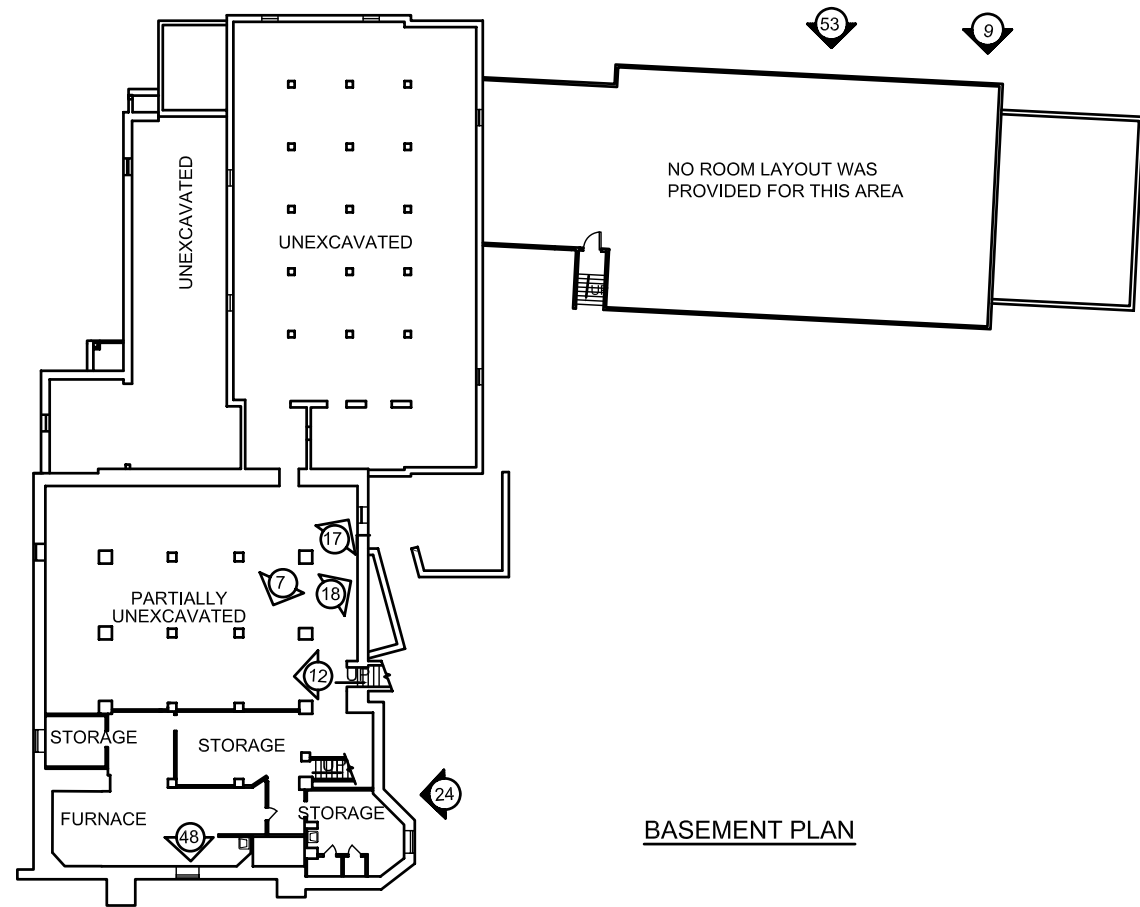


Section VII

Appendices

Appendix A
Illustrations: Existing Condition
Photographs with Key Plan



KEY:



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



Historic Building Architects, LLC

312 West State St. Trenton, NJ 08618 TEL 609 393 3999 FAX 609 393 4333
Certificate of Authorization # AC 245 Expires 01/31/2008

Preservation Plan
First Unitarian Society of Plainfield
724 Park Avenue
Plainfield, New Jersey 07060

Revisions & Submissions Date

ate

Date: 02/24/08

Drawn by:
CB/AJ

Scale: NTS

PHOTO KEY

Appendix A

ANNABELLE RADCLIFFE-TRENNER R.A. NJ# AI 13776
MICHAEL CALAFATI R.A. NJ# AI 09029



Photograph #1: East Elevation of the Church showing the Robinson window which dominates the Park Avenue elevation and is flanked with towers to the north and south.



Photograph #2: Detail at East Elevation of Church showing the original main Church Entrance to the south. This covered porch area is paved with bluestone. There is a wood beaded board ceiling that matches the doors leading into the original Church Lobby. Note the rusticated, rough-cut surface finish of the random-laid stone.



Photograph #3: North Elevation of the Church. Most notable are the three dormer windows with their decorative metal finials, (the third finial is missing). The Church's north facing entry area with its asphalt shingled hip porch roof. To the east is the octagonal shaped room that houses the minister's office. In the original Church, this area was called the "Ladies Parlor" and there was a kitchen located in the basement below.

Photograph #4: East facing Elevation of the Parish Hall. Notable are the wooden casement windows, wood shingle siding, and the east facing covered entrance. Also note the he excessive plant material that is surrounding the building and the masonry wall surrounding the raised terrace at this entrance.



Photograph #5: This wood accessible ramp leads to the raised patio shown in Photograph #4. It is constructed abutting the North Elevation of the Parish Hall. The link that connects the Parish Hall with the Stevens Wing addition is visible behind the railing. In the far corner of the Parish Hall north facing wall there is an original double hung 8 over 8 wood window. The replacement window to the left of this window is shorter and new shingles are used to infill beneath the window.

Photograph #6: East facing elevation of the Stevens Wing constructed in 1958. This is the entrance to the Day Care Center. It also shows the relationship of the basement windows to grade. Also notable in this photograph is the oval-shaped driveway with the center planted area.



Photograph #7: The basement area at the west end of the Church, looking southeast. There is debris and miscellaneous trash throughout. This condition poses a fire hazard and should be remediated as soon as possible.

Photograph #8: The raised concrete planter box abuts the north stone wall of the Church at the raised Powell Terrace and entrance to the Parish Hall. This creates a detrimental condition for the masonry and foundation beneath of the masonry wall. Moisture is trapped in the planter and percolates to the interior faces of the basement wall, where a significant amount of stone and brick deterioration was observed.



Photograph #9: Plants and weeds are growing too close to the building, creating wet conditions at the foundation walls of the Stevens Wing, as well as soil and vegetation build up. Although the basement window is boarded up, water continues to penetrate the window opening because the grade has been raised due to lack of vegetation maintenance and cleaning.

Photograph #10: Missing downspout and bent and broken gutters along the South Elevation of the Church has resulted in biological growth on the stone wall. In addition, there is ponding at grade and water damage along the base of the stone wall with water ingress into the basement resulting in deteriorated mortar.



Photograph #11: The basement access hatch adjacent to the North Porch entrance to the Church. There is a large amount of biological growth on the stone at this location. Where the Church roof and the porch roof adjoin there is no downspout and the gutters are blocked with leaves and debris resulting in saturation of the stone wall below. Moisture saturation was also observed in the basement. See Photograph #12.

Photograph #12: Steps leading into the Church basement at the basement access hatch. The CMU wall on the east side of the stairs has water staining. The weather tight junction between the North Porch and Basement Hatch has failed.





Photograph #13: The stair leading to the basement at the Stevens Wing is located at the southeast corner of this Wing and adjacent to the link. The concrete masonry wall has numerous horizontal cracks with stains from moisture penetration through the walls below grade.

Photograph #14: The ramp on the north elevation of the Parish Hall. The concrete masonry unit wall is failing. This is the North Wall of the east facing Powell Terrace. The Bluestone Terrace is uneven with plant growth at failed mortar joints.



Photograph #15: Contemporary hard concrete parging that has covered the brick foundation wall and some wood siding of the Parish Hall along the North Wall. The parging covers the bottom row of shingles, as well as the brick foundation. Note also that the parging is cracked and spalled at this location.



Photograph #16: West face of brick chimney at the Stevens Wing. The significant brick failure due, in part, to poor quality brick material, as well as the use of inappropriate cementitious mortar that is too hard for the brick has resulted in brick failure during freeze thaw cycles.



#17



#18

Photograph #17 and #18: These photographs show the large quantity of brick dust along the north basement wall in the Church. This is especially evident beneath the basement window that is blocked by the raised masonry terrace and planter box constructed as part of the Powell Terrace. The brick and mortar debris is coming from the brick arch above the blocked basement window (bottom photo) and the brick foundation walls. The trapped moisture in this area has caused both the mortar and the brick to deteriorate. Refer to Photograph #8 for exterior conditions.



Photograph #19: The Church stone showing exfoliation of the stone surface. The hard, cementitious repointing mortar with a beaded joint profile traps moisture, which then freezes causing the stone surface to spall and fail. The mortar is completely intact because of its high strength.



Photograph #20: The rock-faced finish of the stone projects enough so that the surface loss has not impacted the stability of the stone but made it more vulnerable to moisture exposure. This is further exacerbated by stones laid incorrectly with a vertical bedding plane resulting in increased failure. This condition could be hazardous if large pieces of stone face fall from high levels.



Photograph #21: Detail at the base of the South Elevation of the Church showing the open mortar joints, and cracked and spalled stones that have resulted from the water ponding in this area where downspouts above have failed.



Photograph #22: This is the North Porch entrance to the Church. The displacement of the stone wall supporting the porch roof above is significant. The steps have been rebuilt and the masonry is failing especially at the new risers. The steps have a contemporary metal handrail, which does not meet current code safety requirements.



Photograph #23: Detail of metal finial at one of the dormers on the Church. Several finials are missing. Holes in the metal indicate severe corrosion, which is currently covered with what appears to be fairly recent paint.

Photograph #24: Woodwork at North Porch on the Church. The deteriorated wood post base has some significant rot. The wall below is leaning to the east. See Photograph #17.





Photograph #25: Detail at molded rake board with dentils on the east gable elevation of the Church. The hole is probably a result of pest ingress. The wood has heavy paint build up and is vulnerable to rot especially at this location where the lead flashing above appears deteriorated.



Photograph #26: Close up view of the corner of a window dormer soffit. The asphalt shingle above has failed resulting in wood rot where there is no roof drip edge. All the wood has substantial paint buildup and alligatoring of the surface paint.



Photograph #27: Molded wood rake board on West Elevation of the Church. The wood is dry and split with heavy paint build up. Many of the nails have corroded, expanded and caused the wood to split. Painting of the trim was completed more recently than the asphalt shingle roof.

Photograph #28: West Elevation of Church and South Elevation of Parish Hall above the 1947 addition's roof. Three different campaigns of construction can be seen in this location. The rake board and shingles to the right are on the original gable wall of the Church. (#1) The built up flat roof at the bottom of the photograph represents the 1947 addition to the Parish Hall. (#2) The extension to the west of the Church is where the organ was originally housed. (#3) The slate roof on the Parish Hall has severe deterioration with loose slates and punctured slates from improper repairs. (#4) All the roof flashing and built up roofs have been poorly patched and repaired..



#29



#30



#30A

Photographs #29, #30 and # 30A: The gable (#1) is the original back (west) wall of the Church with its lower shed roof where the wall thickens for the stone wall at the first floor level. The lower gable is the original projection of the west end of the Church, where the altar and pulpit were located (#2). The flat roof is the Church extension that housed the organ (#3). The original Church gable roof is intact and visible inside the Parish Hall (Photographs #30 and #30A). The low-sloped roof, in Photograph #29, is the 1947 addition to the Parish Hall (#4).



Photograph #31: View of the 1947 addition to the Parish Hall. The roof has a built up roof in fair condition, but the gutters are bent and not draining. The flashing junction between the built up roofs and walls was not repaired when the built up roof was installed and has substantial deterioration. The skylight has some corrosion along the dividing lights.

Photograph #32: The metal roof over the shed dormer on the south side of the Parish Hall slate roof. The flat pan tin roof has severe corrosion and deteriorated paint. The wood trim below is rotten in several locations.





Photograph #33: Close up view of the eaves on the north side of the Church lower shed roof. The original flat pan tin roof is covered with asphalt shingles. None of the flashing appears to have been properly repaired when the asphalt shingle roof was installed.

Photograph #34: Slate roof on Parish Hall in poor condition. Large quantities of slate are broken or missing. Many have been covered with tar. The attachments for the slate have corroded and failed. The white staining and rotting of the slate at the edges indicates that the slate has reached its life expectancy (80 years).



Photograph #35: Junction between the Parish Hall and West Gable Church roof meet on the southwest side of the buildings. The wood shingles on the west wall of the Church are in poor condition with failure of attachments, ultraviolet damage crating deep grooves in the grain and failing paint due to poor preparation and application. The slate roof on the left has failed and, in doing so, perforated the built up roofing materials. This area is vulnerable to ice and snow build up.

Photograph #36: Detail showing deteriorated asphalt shingles on the north side of the Church roof. The asphalt shingles were installed in 1981 and are heavily weathered and at the end of their life expectancy (20 years).



Photograph #37: Detail where the Church adjoins the East Gable wall of the Parish Hall. Beaded board was used for the exposed roof decking but has some rot especially at the exposed gable edge. (#1). The wood rake boards and wood shingles on the Parish Hall appear to be painted and maintained and are in relatively good condition. The caulking, used at the flashing junction between the asphalt shingle roof and the wood shingled wall, is poorly installed, inappropriate and failing (#2).

Photograph #38: Detail of the south side of the Church showing the connection of the stone tower with the asphalt shingle roof. Tar has been used as flashing and caulking. This detail is not only unsightly, it is damaging to the tower stone work and is failing which is allowing water to ingress the tower masonry (See arrow). This was an inappropriate repair probably completed as part of the asphalt shingle roof installation in 1981.



Photograph #39: Tar and flashing have been used inappropriately at the junction of the East Church Gable and octagonal room. The water is being directed from the roof down the Church wall face saturating the stone. The decorative wood cornice has been replaced with a boxed out element not in keeping with the architectural character of the building. The roofing overhanging the boxed cornice has also allowed insect infestation.



Photograph #40: Detail at West Gable Wall at the Church. The deteriorated condition at the rake board is a result of pest infestation and poor temporary repairs. There is a large amount of rodent infestation in this attic area, which should be prevented as soon as possible to avoid destruction of electrical wiring by rodents.



Photograph #41: Lack of maintenance of the gutters and downspouts has caused a large amount of the physical deterioration of building fabric including stone, wood trim, and siding. Several broken and disconnected downspouts could be easily repaired to prevent further problems.

Photograph #42: Missing downspout on the north elevation of the Parish Hall adjacent to a window. This results in paint delamination and wood rot at the window frames.





Photograph #43: Church gutter above the East Entry Porch to the Parish Hall. Several inappropriate repairs and deteriorating conditions are shown. The hole in the gutter, which is causing water to seep through the gutter and land on the flat roof over the porch entry. A poor roof patch is folded up the side of the wall, rather than being appropriately completed and flashed to try to prevent water pouring into the building. The gutter that runs along the front of the porch roof is also damaged saturating the masonry below.

Photograph #44: The gutters on all of the buildings are blocked with plant material and debris from the trees and vegetation surrounding the buildings. Lack of maintenance has caused the gutters and downspouts to become inoperable. Water overflows the roof eaves saturating the ground and footings below. This has been a cause of major flooding in the basement of the Stevens Wing.





Photograph #45: Detail showing clogged Church roof gutter. Loose and corroded, old gutter straps, as well as corroded metal flashing have contributed to the failure of most of the Church roof gutters.

Photograph #46: West elevation of Stevens Wing showing a number of inappropriate repairs. The 7-inch PVC pipe running horizontally along the wall (attached with metal straps) has been installed to prevent water ingress into the basement. However, this does not work if the gutters are blocked. See Photograph #44. This pipe is located approximately 24" above grade and water that collects inside this pipe (when the gutters and downspouts are clean) drains directly onto the ground adjacent to the foundation wall where the water ponds. The debris build up in the corner prevents water from draining away from the building. The basement window on the left has been boarded up with plywood and the soil/debris has built up above the window sill.



Photograph #47: Detail at south facing Parish Hall shed dormer window. The wood window trim has severe paint loss and ultraviolet damage with wood rot above the base where it meets the roof flashing. The flashing appears to be very old tin or lead, which has aged, cracked and failed. Inappropriate repairs using sealant between slates have unsuccessfully prevented water penetrating at this location.

Photograph #48: This detail shows the interior of the basement window beneath the Robinson Window at the East Elevation of the Church. The entire window frame has been removed and plywood installed. There are gaps around the plywood, which are allowing water to enter the basement at this location. Efflorescence and exfoliated stone are prevalent beneath this window.



Photograph #49: East Gable of Parish Hall with Porch Entrance roof below. The K-gutter installed on the Porch roof has no end cap and slopes towards the Church allowing water to saturate the North Wall of the Church (see arrows). Two original wood casement windows have not been replaced.

Photograph #50: West elevation of Stevens Wing. A through-wall air conditioner has been installed. Metal window bars have been installed over some windows for security or earlier window mounted air conditioners. The basement windows typically have a plastic corrugated cover, but most of the covers are broken or missing. They do little to prevent water ingress.

See Photograph #43.





Photograph #51: This is a typical three-bay window at the Church Nave. The wooden window frame has a large wood brick molding which has been inappropriately repaired with sealant. Refer to Femenella & Associates repair on the lead window conditions. (Appendix E)

Photograph #52: Typical basement window at the Stevens Wing. The window well drops 18 inches below grade. The window wells are filled with plant debris resulting in rot to many of the sills. Windows are typically 8/8 wooden double hung, they are in fair condition with some paint deterioration.



Photograph #53: Basement window on the West Elevation of the Stevens Wing. This window has no window well. Instead, the wooden sill sits directly at grade. This window frame is rotten.



Photograph #54: Wooden doors at North Entrance to the Church. There is some minor UV damage and general wear and tear at the threshold. For paint colors and campaigns, refer to the Paint Analysis. (Appendix B)



Photograph #55: Security lighting near the Octagonal Room on the North Side of the Church. These lights are contemporary and not in keeping with the historic integrity of the building. Furthermore, the wood cornice has been removed or covered with an inappropriate boxed metal flashing. There appears to be no drip edge between the asphalt shingle roof and eaves.



Photograph #56: Utility metal conduits are attached to the exterior surfaces of the building throughout. These attachments are visually inappropriate and can damage the surface material of the building especially if they corrode.